



DEFINITIONS

Acequia Madre de Carnuel- A community irrigation canal used for watering agricultural farm plots. The irrigation network is located in the Coyote Springs neighborhood.

(Cañon de) Carnue Land Grant- A political entity made up of the decedents of the founders of the Carnuel Community that manage and own land in common ownership on behalf of land grant members.

Echo Canyon Estates- A neighborhood in the plan area located in the north eastern portion of the plan area with an active neighborhood association.

Commercial Corridor- A passageway along which commercial activities, such as businesses and industry, are located.

Commercial Node- An area that has a cluster of commercial activity.

Coyote Springs Tract- A large undeveloped tract of land in the study area located directly south of the Coyote Springs neighborhood.

Historic Plaza- Village center for historic Indo-Hispano communities.

Site-Built Housing- Housing that is constructed on the site where it is located.

Mobile Home- A vehicle without motive power, designed to be drawn by a motor vehicle and to be used as a temporary or permanent human habitation, including trailer coach, trailer home, and house trailer but not including Manufactured Home or Recreational Vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building and that part of any self-propelled vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building. Skirting is required in addition to a storage building of sufficient size to accommodate all outside storage.

Manufactured Home- A manufactured home or modular home that is a single-family dwelling with a heated area of at least 36 by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and



installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

Nonconforming- Any building or structure or portion thereof, or use of a building or land which does not conform to the zoning regulations and which lawfully existed on the effective date of those regulations with which it does not conform.

Traditional Community District- A geographic area located near the Santo Nino Catholic Church and along the Carnue Creek encompassing the existing homes located between Historic Route 66 and I-40 and including the Coyote Springs neighborhood. The community is referred to in this document as the Carnue area, traditional area, or the historic community.

West Tijeras - This area of the planning study refers to the undeveloped tracts of land on the southwest portion of the study area.



APPENDIX A: Carnuel/West Tijeras Plan Matrix

The following matrix was compiled from public input gathered at the Community Planning Session held on January 7th, 2006.

	Issues and Concerns	Short Term Goals	Long Term Goals	Priorities
Infrastructure and Utilities	<ul style="list-style-type: none"> • Maintain control of system • Maintain autonomy from City/County • Fix threats to health and safety • Provide water and sewer service to all in area • Encourage membership in Mutual Domestic 	<ul style="list-style-type: none"> • Identify problem areas • Develop a water/sewer master plan • Evaluate phasing of expansion of system • Provide water/sewer to existing houses 	<ul style="list-style-type: none"> • Provide water/sewer throughout Carnuel/West Tijeras area • Address health and safety issues regarding lack of infrastructure and utilities • Prevent future sprawl development in area 	<ol style="list-style-type: none"> 1. Correct current health and safety problems 2. Evaluate problems 3. Develop water/sewer master plan 4. Extend services to existing homes 5. Provide capacity for future expansion 6. Maintain local control of system
Land Use/ Commercial Use	<ul style="list-style-type: none"> • Do not want more intense commercial uses in the Carnuel/west Tijeras area that already exist • Want to maintain rural quality of area • Do not want existing businesses to be affected by new master plan 	<ul style="list-style-type: none"> • Ensure that new master plan will not affect existing zoning and commercial uses • Maintain existing commercial uses and intensity on Rt. 66 	<ul style="list-style-type: none"> • Smaller profile businesses • Promote the requirement of landscaped buffers for new businesses • Maintain current commercial intensity • Preserve visual aspects of Rt. 66 • Maintain area's rural character of area 	<ol style="list-style-type: none"> 1. Grandfather in existing commercial uses on Rt. 66 2. Create zoning requirements that prohibit more intense commercial uses than currently exist



Traditional Community Spaces	<ul style="list-style-type: none"> • Lack of sewer/water services • Noise coming from I-40 • Changes in zoning regulations may affect traditional community spaces negatively • Future development and continued development of expensive homes will gentrify the area 	<ul style="list-style-type: none"> • Installation of sewer/water service • Ensure that traditional community areas are up to code 	<ul style="list-style-type: none"> • Ensure affordability of homes • Maintain traditional community spaces • Build a sound wall to reduce noise from I-40 • Tougher zoning regulations for future developments and expansion of current businesses 	<ol style="list-style-type: none"> 1. Address health and safety concerns 2. Extend sewer/water service to most affected areas 3. Ensure that traditional community members are not negatively affected by new zoning regulations
Roads and Transportation	<ul style="list-style-type: none"> • Dead man's Curve should be expanded to 4 lanes • Frontage Road in front of Monticello is not maintained • Speed limits for Rt. 66 between Tramway and Exit 170 • Safety concerns for bikes and cars along Rt. 66 • Dirt Roads (Silver Hills Road) needs to be paved or graded • Wildlife crossing I-40 and Rt. 66 causes safety concerns for both wildlife and car traffic 	<ul style="list-style-type: none"> • Provide access to area during I-40 bad-weather closures • Construct sound walls <ul style="list-style-type: none"> • Could also serve as deterrent for wildlife • Provide public transportation such as a park and ride for commuters 	<ul style="list-style-type: none"> • Install emergency telephones on Rt. 66 for bicyclists/commuters • Transform Rt. 66 into a tourist attraction • Construct and/or improve bike trails along Rt. 66 	<ol style="list-style-type: none"> 1. Do necessary paving and/or grading on area's roads 2. Address safety concerns for both bicyclists and car traffic 3. Construct sound walls for I-40 4. Establish a Park and Ride for commuters 5. Designate which roads are county, federal and/or land grant



Open Space	<ul style="list-style-type: none"> • Hawk-Watch Lands may go up for sale • Trails are needed to connect open spaces • Safe passages are needed for wildlife • Assessment maps used by County are inaccurate • 3 wells on West Arroyo from Tres Pistolas Springs need capping • Unrestricted access of south and East borders of Tres Pistolas creates negative impacts on open space areas 	<ul style="list-style-type: none"> • Plan a field trip to examine open Space areas • Cap aforementioned wells • Protect Hawk-Watch lands • Coordinate management of Open Space with National Forest Service • Establish a stewardship committee • Put gates up at Tres Pistolas • Obtain accurate maps from County 	<ul style="list-style-type: none"> • Purchase more land for Open Space in coyote Springs area • Connect Open Space pieces through trail ways • Protect Open Space from overuse of ATVs • Adopt a Trail= Protection of land 	<ol style="list-style-type: none"> 1. Acquire Hawk-watch Lands- prevent them from being developed 2. Provide safe passages for wildlife 3. Cap aforementioned wells 4. Connect Open Space areas 5. Limit ATV access to Open Space areas